

**ADMINISTRATIVE ZONING MEMORANDUM**

Planning Division, Community Development Department

DATE: December 11, 2015

TO: Melinda M. Denis, Deputy Zoning Administrator

FROM: Rebecca Shapiro, Senior Planner

SUBJECT: Recommendation for Zoning Permit No. 386-15-PCZA at 1014 Huff Avenue, et al.

On July 7, 2015, Toon Jordan, NOVA Partners, filed a request for a Planned Community Permit to construct a shared parking facility and major site improvements, including comprehensive landscaping to create enhanced habitat zones with native/regionally appropriate species, surface parking removal to comply with North Bayshore Precise Plan standards, new public greenway paths, and a new private open space on six parcels for "Google Charleston South"; a Heritage Tree Removal Permit to remove 26 Heritage trees; and a determination that the project is categorically exempt pursuant to Sections 15301 and 15304 ("Existing Facilities" and "Minor Alterations to Land") of the CEQA Guidelines.

City staff has completed the review of the application and is recommending approval based on the findings and conditions of approval in the attached report.

This item will be discussed at an Administrative Zoning public hearing on December 16, 2015, where a final action will be made.

Public notices were sent to all property owners within 300 feet of the subject site.

Hardcopies of project documents are available for review at the Community Development Department, 500 Castro Street, First Floor, Mountain View, CA 94041.

Attachments: Findings Report
Project Plans